

PLAN COMMISSION MEETING AGENDA

March 17, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. ANNOUNCEMENT OF PUBLIC HEARNING

C. Conditional Use Permit request Jeffery A. Jerde

CONDITIONAL USE PERMIT

Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455 requests a Conditional Use Permit for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) at 1848 Maple Ridge Rd, Kronenwetter, WI 54455, SECTION 24, T27N, R7E, W 1/2 NE 1/4 NW ¼, VILLAGE OF KRONENWETTER MARATHON COUNTY, WISCONSIN. PIN 145-2707-242-0998, 19.92 Acres.

3. CLOSE PUBLIC HEARNING

4. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

5. APPROVAL OF MINUTES

- D. 2025 01 20 Plan Commission Meeting Minutes
- E. 2025 02 17 Plan Commission Meeting Minutes

6. REPORTS AND DISCUSSIONS

F. Community Development/Planning and Zoning Director Report

7. OLD BUSINESS

- **G.** Discussion and possible action: § 520-121. Conditional use permits.
- H. Discussion and possible action: § 520-124. Site plan procedures.

8. NEW BUSINESS

- Discussion and possible action: CSM Trailwood Ventures LLC, 1500 Kowalski Road.
- J. Discussion and possible action: American Asphalt CUP renewal, 1116 Happy Hollow Rd. Plant 22 Sand Pit.
- **K.** Discussion and possible action: Chapter 496-7 Operator and Rider Requirements.
- 9. NEXT MEETING: APRIL 21, 2025
- 10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA
- 11. ADJOURNMENT

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 03/14/2025 Kronenwetter Municipal Center and <u>www.kronenwetter.org</u>

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee

Times, Wausau Pilot and Review, City Pages

Report to Planning Commission

Agenda Item: Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455

CONDITIONAL USE PERMIT for a Commercial Animal Establishment (Horse boarding, Horse

Therapy, Barrel Races/Horse Competition)

Meeting Date: March 17, 2025 Referring Body: Plan Commission Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Jeffrey A. Jerde, CONDITIONAL USE PERMIT for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

OBJECTIVE(S): To review the Conditional Use Permit and related documents for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) located at 1848 Maple Ridge Road.

HISTORY/BACKGROUND: Jeff Jerde, 1848 Maple Ridge Rd, Kronenwetter WI 54455, has applied for a conditional use permit (CUP) for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition).

The subject property is located on 19.92 acres. The site is bordered by Maple Ridge Road to the south and Ropel Road to the west. All adjacent parcels have activities associated with Agricultural land use. For the past eleven years the property has been used for Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition.

There is an existing 70ft x 130ft indoor riding arena with 28f x 64ft horse stall area. If the conditional use is approved, the applicant proposes to add a 70ft x 150ft building for horse boarding and therapy.

RECOMMENDED ACTION: The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved. See Staff's Report for comments as it relates to each.

ATTACHMENTS: Conditional Use Permit application and Staff Report.

Jeffrey A. Jerde, 1848 Maple Ridge Rd, Kronenwetter, WI 54455 CONDITIONAL USE PERMIT

Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition)

STAFF REPORT FOR PLAN COMMISSION

PUBLIC HEARINGS/

MEETINGS: Plan Commission Public Hearing: 6:00 p.m. March 17, 2025

APPLICANT: Jeffrey A. Jerde

1848 Maple Ridge Rd Kronenwetter, WI 54455

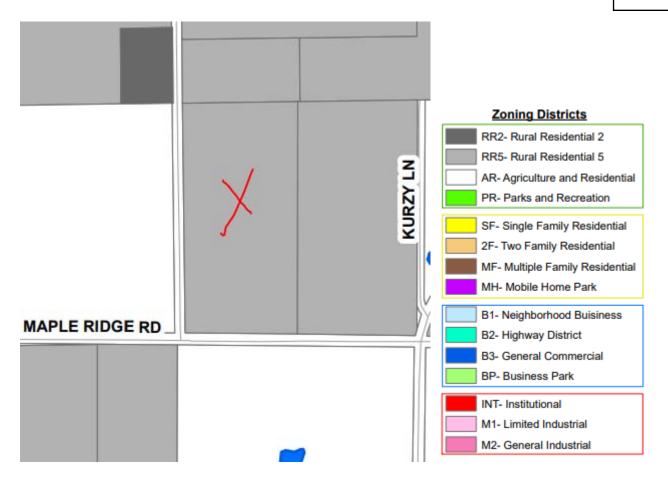
LOCATION OF REQUEST: 1848 Maple Ridge Rd, Kronenwetter WI 54455 (See Map 1)

Warranton County Forest Marathon County Forest Marathon County Forest Marathon County Forest The Revenue Forest The Reven

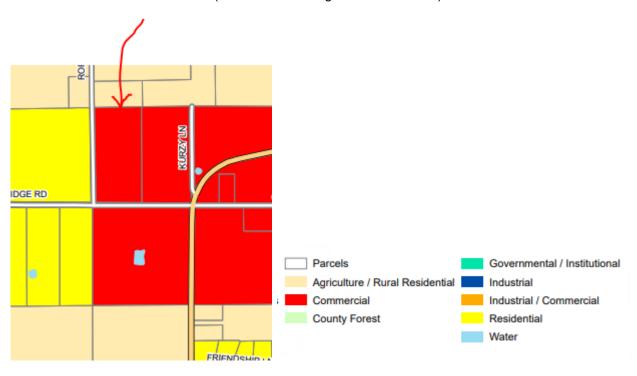
Map 1: Location Map (Source Data: Village of Kronenwetter Zoning Map)



Map 2: Aerial Photo (Source Data: Marathon County GIS)



Map 3: Zoning Map (Source Data: Village of Kronenwetter)



Map 4: Future Land Use Map (Source Data: Village of Kronenwetter) Jeff Jerde – CONDITIONAL USE PERMIT

LEGAL DESCRIPTION

OF PROPERTY: 1848 MAPLE RIDGE RD, KRONENWETTER, WI 54455. SEC 24-27-

07 W ½, NE ¼, NW ¼. Tax Parcel ID Number: 145-2707-242-0998.

ZONING: RR5 – Rural Residential 5

ACREAGE: 1848 MAPLE RIDGE RD – 19.92 acres

LEGAL NOTIFICATION: A legal advertisement was published in the *Wausau Daily Herald* on

Monday, March 3, 2025, and Monday March 10, 2025. Notice of the proposed Conditional Use Permit request was sent by regular mail to adjacent property owners within 500 feet of the subject property on

March 3, 2025.

PROPOSED CONDITIONAL USE: Commercial Animal Establishment (Horse boarding,

Horse Therapy, Barrel Races/Horse Competition)

DEVELOPMENTSubject Property:RR5PATTERN (ANDNorth:RR5ZONING):South:ARFast:RR5

East: RR5 West: AR

INTRODUCTION

Jeff Jerde, 1848 Maple Ridge Rd, Kronenwetter WI 54455, has applied for a conditional use permit (CUP) for a Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition).

The subject property is located on 19.92 acres. The site is bordered by Maple Ridge Road to the south and Ropel Road to the west. All adjacent parcels have activities associated with Agricultural land use. For the past eleven years the property has been used for Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition.

There is an existing 70ft x 130ft indoor riding arena with 28f x 64ft horse stall area. If the conditional use is approved, the applicant proposes to add a 70ft x 150ft building for horse boarding and therapy.

<u>Additional Information for Conditional Use Permits:</u>

State Statutes - 2017 Wisconsin Act 67 modified state law

 Substantial Evidence, "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons must accept in support of a conclusion."

- Burden of proof is primarily on applicant: Applicant must demonstrate that conditions established will be satisfied, supported by substantial evidence.
- Decisions cannot be based on hearsay, speculation, emotion. Any condition imposed must be based on substantial evidence.
- Decisions to approve or deny must be supported by substantial evidence.
- Where an applicant "meets or agrees to meet all of the requirements and conditions specified" in the ordinance or imposed by the decision-maker (Plan Commission), the conditional use permit must be granted.

Possible Conditions for Approval

- 1. Performance Standards under 520-21 must be met.
- 2. Performance Standards under 520-23 L (2) must be met.
- 3. Applicable Performance Standards under 520-27 H. Keeping of farm animals on residential lots must be met.
- 4. Requirements of Chapter 200 Animals must be met.
- 5. All local and state permits and approvals must be obtained.
- 6. Any future signs must comply with Article XIII. Signs.
- 7. Temporary Use Permit, per 520-122 must be obtained prior to any Special Events.
- 8. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.

The Plan Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial.

Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved.

Findings of Fact (To be determined by the Planning Commission): Staff Comments

Village of Kronenwetter CUP Standards

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

The proposed Commercial Animal Establishment (Horse boarding, Horse Therapy, Barrel Races/Horse Competition) is located in RR5- Rural Residential 5. A Commercial Animal Establishment is a Conditional Use in RR5. The Future Land Use Map has this parcel zoned Commercial. A Commercial Animal Establishment is a permitted use in Commercial Zoning Districts.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

For the past eleven years the applicant has provided some level of Horse Boarding, Equine Therapy, Barrel Racing and Horse Competition at the subject property. Over the years, the demand and participation in these activities have increased. The subject property is surrounded by "farm fields." The neighbors fully support the current and proposed uses. Due to size of the parcel, its rural location and existing use, there is little effect on those the factors mentioned above.

If the proposed Conditional Use Permit is approved, the applicant will be required to submit Building Permits, Sanitary Permits and Commercial State Plan approval prior to construction. In addition, a Temporary Use Permit will be required for special events.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The parcel is 19.92 acres and zoned RR5, 3500sf short of meeting AR lot standards. A Commercial Animal Establishment is a permitted use within the AR Zoning District. The property is surrounded by parcels zoned AR or RR5. Thirty four percent of the adjoining property is owned by the applicant. With the exception of the new building for additional boarding and therapy area, the land use intensity and land use impacts remain unchanged.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

The existing Village Road (Ropel Road) is the only improvement provided to the parcel. Ropel Road has maintained increased traffic over the years due to the services and activities provided at the subject property. No other improvements, facilities, utilities or services are required.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The proposed Commercial Animal Establishment will provide Horse boarding and Horse Therapy. In addition, the applicant proposes special events to include Barrel Races and Horse Competitions during the summer. One of the services offered, Electro Equiscope Therapy, is highly specialized with only few providing such services for horses. The special events bring in competitors from all over Wisconsin and surrounding states which helps the local economy.

Conditional Use Permit Application

Application Fee: \$300 Regular Meeting / \$500 Special Meeting

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3rd Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



Applicant Infor		
1. Applicant	Name Jeffrey A Jerde Phone	e Number_ 7/5 - 574 - 453/
	Address 1848 Maple Ridge A	RD Konenwetter WI 34455
	Email_Leffrey. Jerde + abc suppl	y. con
2. Owner	Name SAME Phone	e Number
	Address	
	Email	
3. Prepared By	Company Name Maple Ridge Ranch Name	e Jost Jende
	Address 1848 Maple Ridge Rd Kr	onenwetter WI 54455
	Phone Number 715-574-4531 Email	il Jeffrey. Jorde talic supply, co
Property Inform 4. Property Add	nation dress 1848 Maple Ridge Rd Kron	enwetter WI 54455
5. Parcel Identi	fication # (PIN) 145-2707-242-0998 6. Parcel A	Acreage <u>30</u>
7. Legal Descrip	otion (attach additional sheet if necessary)	-07 W/12 NE /4 NW /4
8. Conditional	Use request from § 520of the Zoning Ordinance to	o allow Hurse Board in Burrel Ruce
9. Generally de	scribe the current zoning and land uses of the subject proper	ty and surrounding properties:
Subject	Property House Boarding	Zoning RR 5
North _	Home	Zoning RRS
South _	Form Field	Zoning RRS
East	Farm FRID	Zoning RRS
West	Furm Feild	Zoning RRS

Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?
- Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
- Dose the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

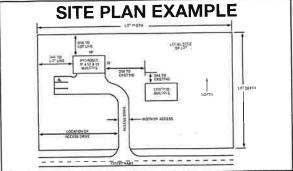
Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Jeff Jewle	1/6/25
Applicant Jeff Jerde	Date 1/6/25
Owner Jett Jerj6	Date / 25
Prepared By	Date
FOR OFFICE USE ONLY:	
Application Received 2/4/2025	Check # \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Plan Commission:	
Meeting Date	Recommendation: Approved / Denied
Renewal Recommendation: 1 year Conditions (see attached)	2 year 3 year 4 year 5 year



SITE PLAN

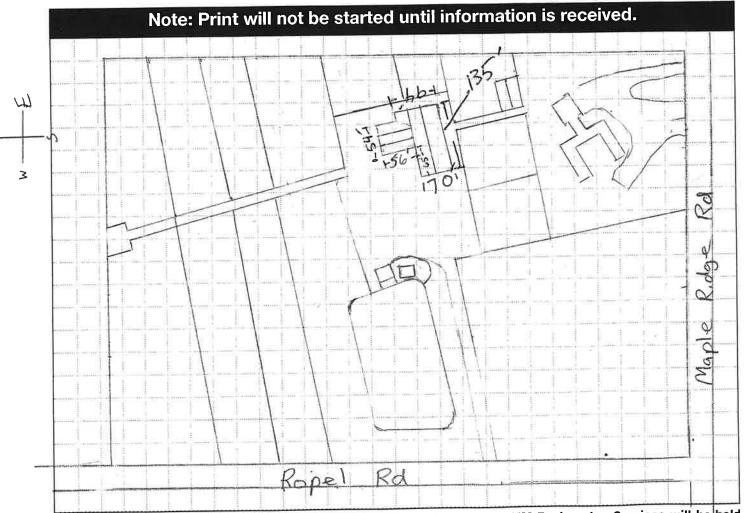


If you have other drawings, pictures, or information of site plan, all information can be emailed to: Engineering@MidwestManufacturing.com

27. SITE PLAN INSTRUCTIONS

To complete the SITE PLAN, please answer each of the following questions. Indicate the necessary information on the sketch as shown on this page.

- 1. What is the actual lot size? (give dimensions)
- 2. Indicate distances of proposed building from each lot line.
- 3. Give dimensions of the proposed building.
- 4. Show all roadways & streets, also label the names.
- 5. Show any existing buildings and how far they are from the proposed building.
- 6. Show and locate all access drives to proposed building.
- 7. Indicate which direction is North.
- 8. Show parking area. (if applicable)
- 9. Show any other pertinent information about the site. (eg. large grade difference, sidewalks, etc.)



This information is accurate and complete to the best of my knowledge. MM Engineering Services will be held harmless for any consequences arising due to the misinformation and / or withholding of information on my part.

Version 20:1

Owner's Signature: __

Date: ____

page 6

Written statement of proposed conditional use-

Activities-

Horse boarding, which allows people own a horse that do not have the property/means to be able have one. We have been doing this for over 11 years.

Equine therapy.

Barrel Racing, brings people in from around the area to compete against each other in a controlled barrel race. Few barns in the area are putting these on and people come from many miles to compete.

Buildings-

We have an existing 70x130 indoor riding arena, and 28x64 horse stall area.

We will be adding a new 70x150 building for boarding and therapy area.

I believe the proposed conditional use is justified due to we will be building and maintaining all building and grounds with proper permits and codes. Building will be built with proper materials and will add value to the property and neighborhood. We are mostly surrounding by farm fields, so this will not cause any negative effect to our neighborhood. Most of our neighbors come out to enjoy our barrel races on the nights we put them on.

The proposed conditional use will not impose burden on any facilities, utilities, or any services providing by public services. Building will be maintained by owners of Maple Ridge Ranch.

The public benefits of the proposed conditional use defiantly outweigh any negative impact. We are offering a service to people and their horses. We bring in people from all over Wisconsin and other surrounding states that will help local business. These shows also offer a place for people in the area to come in and watch the horses and their owners compete.

Site Plan Application & Submittal Requirement

Application Fees

Minor Site Plan Amendment: \$150 Site Plans less than 5,000 SF of Building Area: \$500 Site Plans greater than 5,000 SF of Building Area: \$1,000

Completed applications shall be submitted to the Village Clerk 45 days prior to the Planning Commission meeting date on which they will be considered. It is pertinent that the relevant sections of the zoning ordinance be reviewed for regulations and other

information, which may be required for submittal depending on the type of application.

Kronenweller

1582 Kronenwetter Drive Kronenwetter, WI 54455 715-693-4200 www.kronenwetter.org

Project N	_{ame} Maple F	Ridge Ranch		s	ubmittal Date	6/2025	
Owner_Je	eff Jerde				Telephor	715-57	4-4531
Address	1848 Maple	Ridge Rd, K	(ronenwetter,	WI 5445	5		
(If Applica		wner, provide	letter of Author	Agent rization fro	Other m Owner)		
Project A	pplicant / Cont	act Person	ff Jerde				
Phone#	715-574-453	31	Fa	x #_N/A			
Address	1848 Maple	Ridge Rd, K	ronenwetter,	WI 54455	5		
Email Add	dress Jeffery.	Jerde@abcs	supply.com				
			existing subdivi	sion? NO			
		g subdivision n		13			
T. 1.1.		. 19.92					
Total acre	eage of proper	1270ft and	616ft				
Frontage	width of parce	1279ft and	45.0707.040				
Parcel Id	entification Nu	mber (PIN)	45-2707-242-	0998			
Existing Z	oning of the p	roperty RR5-	Rural Reside	ntial 5			
Type of P	arcel 🗆 C	ommercial	☐ Multi-Fan	nily 🗆	Industrial	□ PUD	Other
Current Z	oning/Use						
		Zoning			Land Use		
	North:	RR5		Home			
	South:	AR	 0	Farm Fie	eld		
	East:	RR5	(i)	Farm Fie	eld		
	\Mest·	AR		Farm Fie	eld		

CHECKLIST

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- Plans and written submittals. The following is a description of the plans, documents and written submittals required for the various permits by this chapter. Applications shall be submitted on forms provided by the Village Clerk, along with applicable fees as per the fee schedule. All plans and documents must be 11 inches by 17 inches reproducible, except one set of originals at D-size scale. A description of the intended uses, described in reasonable detail, shall include the following:
- a. Zoning. Existing zoning district(s) and proposed zoning district(s) (if different).
- b. Land use plan designation. The designated type of use shown for the site on the Village Land Use Map.
- c. Current land uses. Present land uses on the subject property.
- d. Proposed land uses. Proposed land uses for the subject property.
- e. Projected use. Projected number of residents, employees, and daily visitors.
- f. Proposed development. The amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density floor area ratio, impervious surface area ratio, and landscape surface area ratio.
- g. Operations. The operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loading, and traffic generation.
- h. Building material. The exterior building and fencing material types and colors.
- i. Expansion. Any possible future expansion and related implications.
- j. Other information. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- Small location map. A map of the subject property showing all lands for which the use is proposed, and all other lands within 200 feet of the boundaries of the subject property. The location map shall clearly indicate the current zoning of the subject property and adjacent properties and show any other jurisdiction(s) that maintain control over the property. The location map shall be at a scale that is not less than one inch equals 800 feet, as well as a location map copy on a sheet no larger than 11 inches by 17 inches, showing the subject property and illustrating its relationship to the nearest street intersection.
 - Scale Site Plan: A site plan of the subject property as proposed for development. A site plan shall be submitted at scale (and a reduction at 11" x 17") that includes:
 - a. A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - b. The date of the original plan and the latest date of revision to the plan;
 - c. A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals one hundred (100) feet;
 - d. A legal description of the subject property;
 - e. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - f. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - g. All required building setback lines;
 - h. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - i. The location and dimensions of all access points onto public streets:
 - j. The location and dimensions of all on-site parking (and off-site parking provision if they are to be employed), including a summary of the number and size of parking stalls provided versus the number required by this Ordinance;
 - k. The location and dimensions of all loading and service areas on the subject property and labels indicating the dimensions of such areas;

- I. The location of all outdoor storage areas and screening devices;
- m. The location, type, height, size and lighting of all signage on the subject property:
- n. The location, height, design/type, illumination power and orientation of exterior lighting on the subject property;
- o. The location and type of any permanently protected green space areas;
- p. The location of existing and proposed drainage facilities;
- q. In the legend, data for the subject property: (Lot Area, Floor Area, Floor Area Ratio, Impervious Surface Area, Impervious Surface Ratio, and Building Height.)

	carrace, mea, imperiore carrace ratio, and carrain,
locat	led Landscape Plan: At the same scale as the site plan (and a reduction at $11" \times 17'$), showing the ion of all required buffer yards and landscaped areas and existing and proposed landscape pointing and berm options for meeting said requirements.
a. b.	The individual plant locations, species, and size shall be shown. Screening such as: fencing types and berm heights shall be shown by size and height.
	ing Plan: At the same scale as the site plan (and a reduction at $11" ext{ x } 17"$) showing existing and osed grades, including retaining walls and related devices and erosion control measures. It will de:
a. b. c.	Existing and proposed contours at a minimum of 2-foot contours; Existing and proposed spot elevations at corners of structures and significant changes in grade; Flow lines of all drainages.
	L'an Daniel and Cide visions of account buildings at wasterness on account amendaling of ovicting

Elevation Drawings: Side views of proposed buildings, structures, or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photo of similar structures may be submitted, but not in lieu of adequate drawing showing the actual intended appearance of the buildings.

Erosion Control Plan: At the same scale as the site plan (and a reduction at 11" x 17") showing all erosion control measures:

- Location and description of soil types which have been rated severe for erosion limitations by the
 U.S. Soil Conservation Service;
- b. Elevation and extent of all proposed grading;
- c. Plans and specifications for erosion control devices, such as: retaining walls, cribbing, planting, anti- erosion devices, and other protective measures;
- d. Drainage areas of the site, upstream and downstream culverts or other restrictions;
- e. Plans (written or drawn) for removal, re-contouring, or other disposition of sediment basins or other temporary devices;
- f. Plans prepared as per Wisconsin Construction Site Best Management Practices Handbook, prepared by the Wisconsin Department of Natural Resources.

Storm Water Management: The storage and controlled release of excess storm water must be shown along with calculations indicating the development does not exceed the peak discharge of storm water runoff as occurring under the predevelopment existing conditions of the parcel, based upon a ten (10) year storm event. Where site detention is required for runoff control, the detention facilities shall safely pass the runoff of a one hundred (100) year storm through an emergency outlet.

Jeff Jerde
Printed Name of Applicant

FOR OFFICE USE ONLY:

Application Received ______ Check #_____

Plan Commission:
Meeting Date _____ Recommendation: Approved / Denied

Village Board:

Decision: Approved / Denied

Meeting Date_____

Note: Applicant must be the landowner or his/her designee. Tenants, agents, designers, contractors, attorneys,

etc. shall not sign application unless Power of Attorney is submitted with the application.

d. Proposed land us

-Horse boarding, House therapy, barrel races/horse competition

e. Projected use

- -Once going, one or two employee's possible.
- -15 to 20 daily visitors
- -night of barrel races, 250 to 300 visitors

f. Proposed development

-Don't fully understand what you are looking for here. Site plans have been submitted showing exactly what we are doing. Building will be landscaped all around with lawn and horse pastures.

g. operations

- -water is from our well-no city water.
- -peak hours will be nights of barrel races, approximately 14 races a year
- -septic/sewer is all private, no city sewer or water

h. Building material

- -post frame building. Again, see plan that was emailed
- -colors-black roof, clay side walls, black stone
- -to match all existing buildings

j. Other information

-Intent of this building is to keep up with or horse boarding and therapy business. Also to help continue our barrel races that bring hundreds of people into our community.

m. Signage

no plans of any signs at this point. Down the road there will be a sign on the corner of Maple Ridge and Ropel on my property.

n. Lighting

-standard LED lights on the front and side of building. Yard lights that are already installed and outdoor arena lights that are already installed.

o. Green space areas

-Buildings are surrounded by lawn and horse pastures.

p. drainage facilities

-we are in the country, no drainage facilities are in the area. All water will continue to run to ditch drainage surrounding property.

Drainage

-all drainage will run to west ditch and pond with natural flow and draintile.

12/16/24, 1:25 PM Google Maps

Section 2, ItemC.

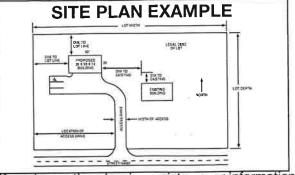




Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 50 ft



SITE PLAN

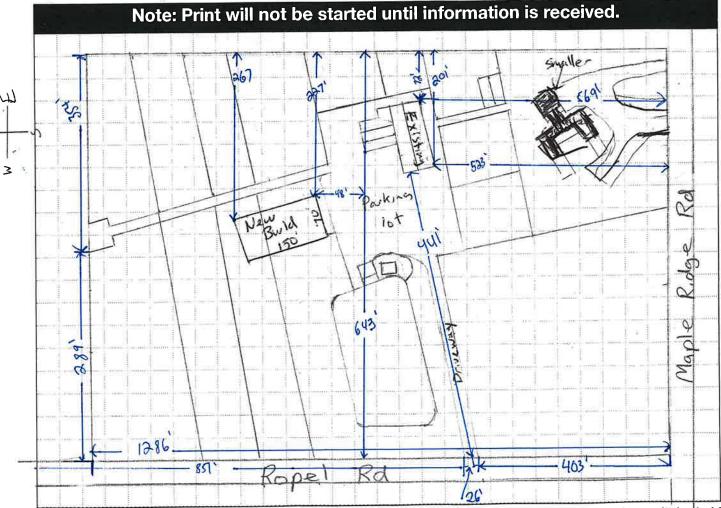


If you have other drawings, pictures, or information of site plan, all information can be emailed to:
Engineering@MidwestManufacturing.com

27. SITE PLAN INSTRUCTIONS

To complete the SITE PLAN, please answer each of the following questions. Indicate the necessary information on the sketch as shown on this page.

- 1. What is the actual lot size? (give dimensions)
- 2. Indicate distances of proposed building from each lot line.
- 3. Give dimensions of the proposed building.
- 4. Show all roadways & streets, also label the names.
- 5. Show any existing buildings and how far they are from the proposed building.
- 6. Show and locate all access drives to proposed building.
- 7. Indicate which direction is North.
- 8. Show parking area. (if applicable)
- Show any other pertinent information about the site. (eg. large grade difference, sidewalks, etc.)



This information is accurate and complete to the best of my knowledge. MM Engineering Services will be held harmless for any consequences arising due to the misinformation and / or withholding of information on my part.

Version 20:1

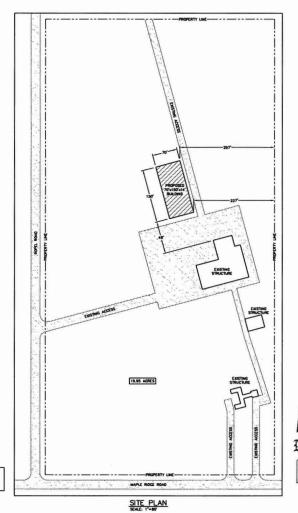
Owner's Signature: ___

Date:

page 6

MAPLE RIDGE RANCH

KRONENWETTER, WI



THERS INFORMATION		BUILDING DESIGN	
		LOADS	2101
- NAME: - ADDRESS:	1848 MAPLE RIDGE ROAD		t- 1
- ADDRESSE	KRONENWETTER		- (Pg) - 50.0 PSF - (Cg) - 0.90
- STATE:	98	1	
- ZP:	24452		- (tu) - 1.00 - (Ci) - 1.10
			- (CI) = 1.10 - (PI) = 34.65 PSF
LILDING DESIGN INFORMATION		1	- (ce) - 0.93
		1	- (Ps) = 52.32 PS
- DESIGN CODE: - USE OF BUILDING:	HORSE TRAINING/ARENA	1	- (V) - 20.00 PSF
- OCCUPANCY CLASSIFICATION	GROUP (U)	1	"WITH UNBALANCED LOADS AS REQUIRED
- CONSTRUCTION TYPE:	AR ARTHUR		
- RISK CATEGORY:	2	1	Maio.
- FIRE SUPPRESSION SYSTEM.	RIQ.	1	- B.W.S - 115 MPH
		1	- B.W.S 113 MPH - EXPOSURE - C
ULDING AREA:			
- AREA OF WORK(PHASE 1):	5250 SOFT	1	
- AREA OF WORK(PHASE 2):		1	SEISMIC
- EXISTING BLILDING AREA:	10000 SOFT	1	
- TOTAL BUILDING AREA:	THEORY SEET		- SEISMIC IMPORTANCE FACTOR: 1.00
		I	- SPECTRA RESPONSE CONFRICENT SOS: 0.052
LLOWABLE AREA: OPER ISC 2015 API	ADMON C)	1	COEFFICIENT SDS: 0.052
		1	COEFFICIENT SDI: 0.050
- TABLE AREA: - PERMETER INCREASE:	12000 SOFT	1	- SITE CLASSIFICATION: 0
- SPRINGER HURGASE!	0 SOFT	1	- SEISMIC DESIGN CATEGORY: A
- TOTAL ALLOWABLE AREA;	12000 SOFT	1	
			TRUSS DEAD LOADS
		1	- DLTC - 2 PSF
		1	- DLTC = 2 PSF - DLBC = 2 PSF
		1	- Lra

M	AJOR STRUCTURAL COMPONENTS
THE DE	T MANUFACTURING STRUCTURAL COMPONENTS (COLUMNS, TRUSSES, AND STEEL) ARE USED II SIGN OF THIS BUILDING, ANY DEVIATIONS OR SUBSTITUTIONS OF THESE MATERIALS REQUIRE A C ORDER DUE TO THE DESIGN VALUES OF THE MATERIALS SPECIFIES
	INCE ORDER CAN BE OBTAINED FROM ENGINEERING@MIDWESTMANUFACTURING.COM AND IS ED FOR ANY STRUCTURAL, LAYOUT, OR MATERIAL CHANGES.
COLUMNS:	- ALL LAMMATED COLUMNS SHALL BE MONEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWEEL.
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	SHEET INDEX
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\$1	STE PLAN AND BUILDING SPECIFICATIONS
52	ELEVATIONS
53	FOUNDATION PLAN AND DETAILS
54	FLOOR PLAN
\$5	ROOF FRAMING PLAN
50	SIDEWALL SECTION AND SECTION DETAILS
57	ENDWALL SECTION AND SECTION DETAILS
58	OVERHEAD DOOR DETAILS
59	STEEL APPLICATION DETAILS AND GENERAL NOTE
\$10	RESTROOM DETAILS





ENGINEERING SERVICES

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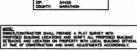
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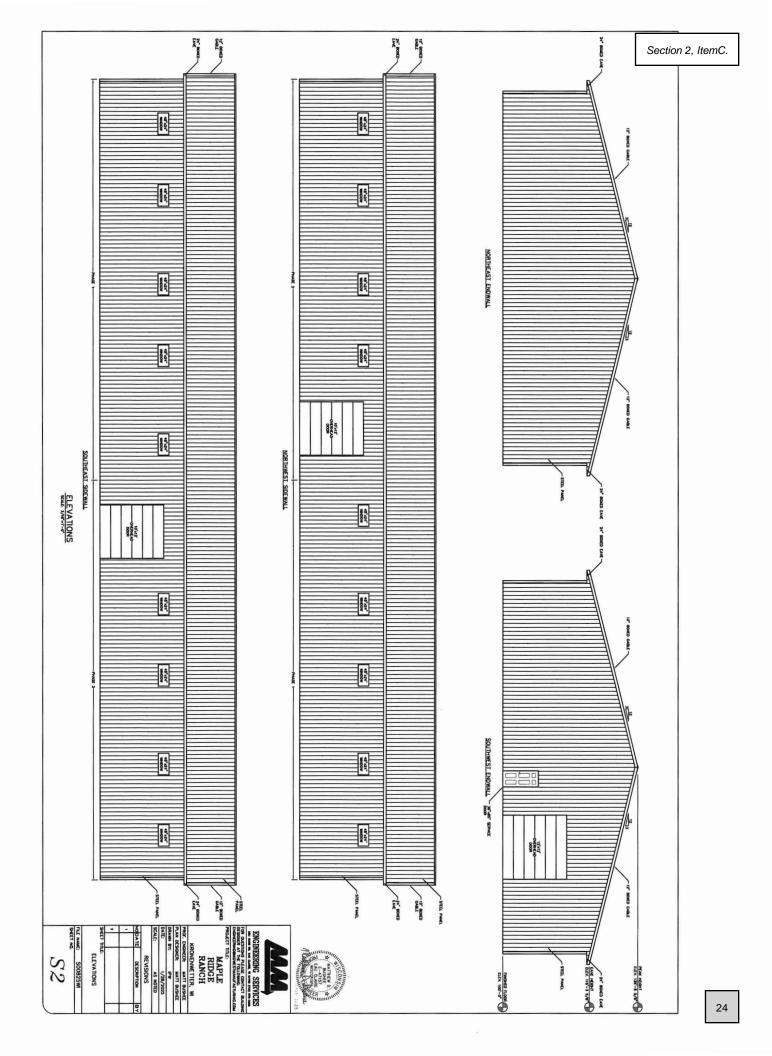
MAPLE RIDGE RANCH

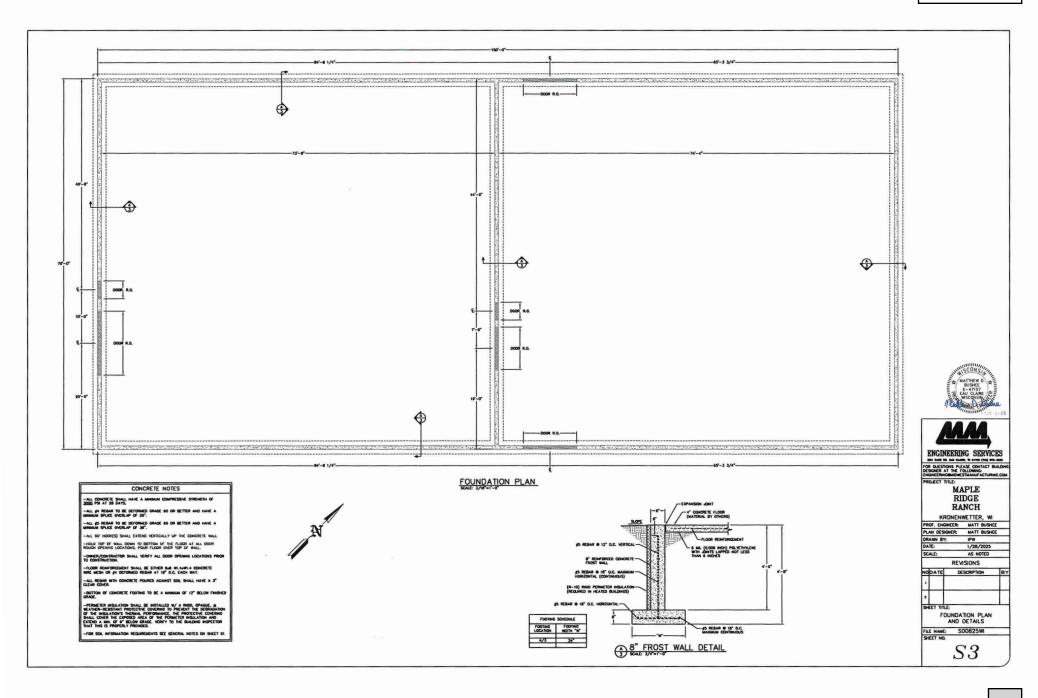
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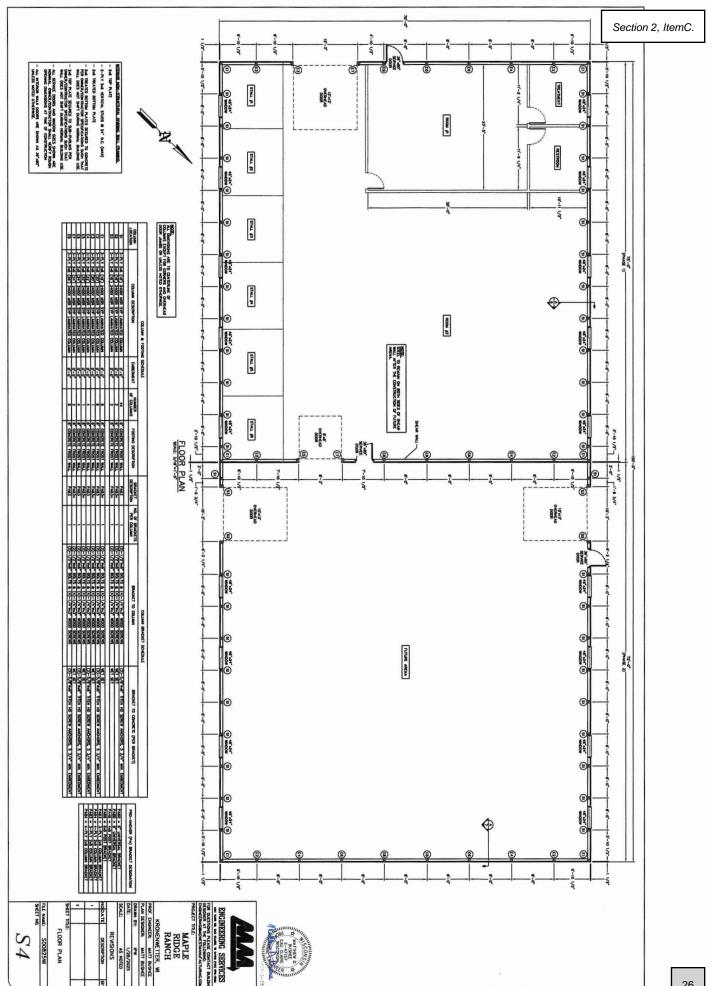
SITE PLAN AND
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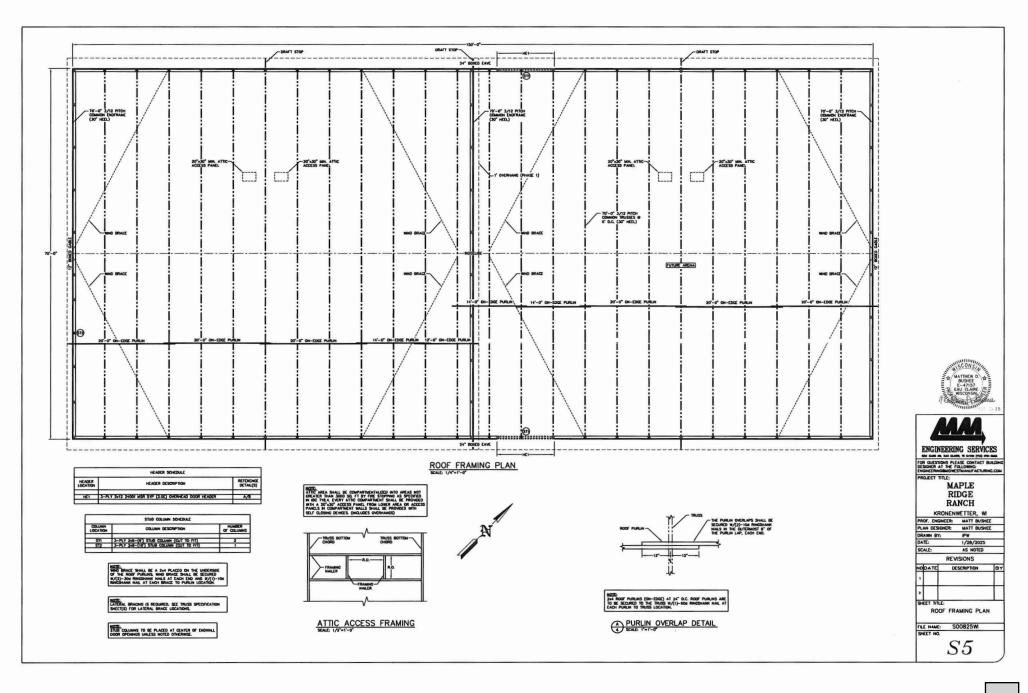
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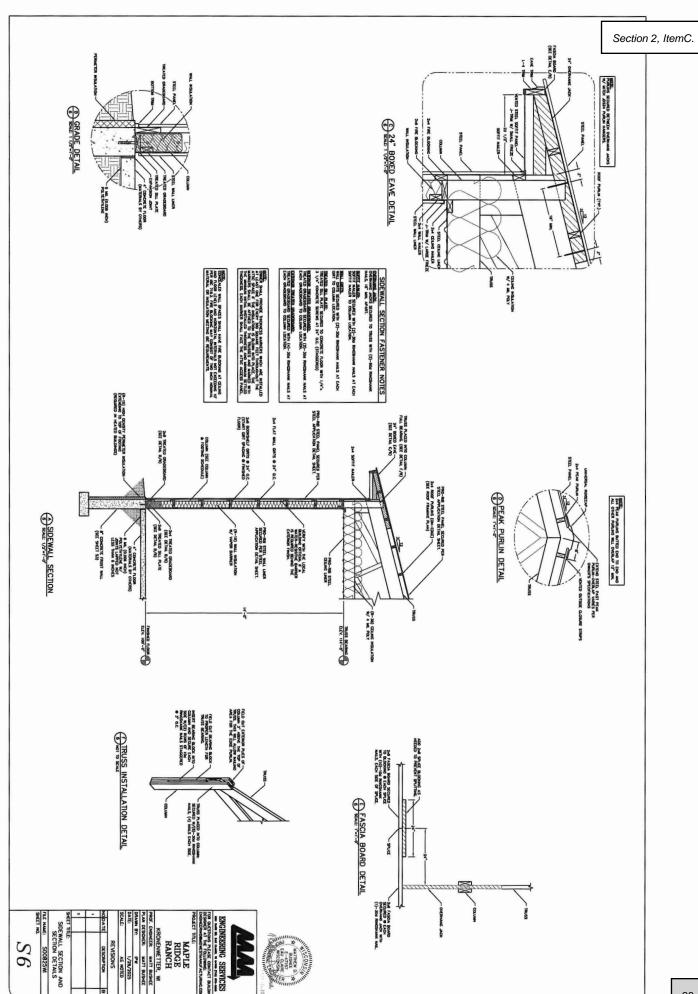




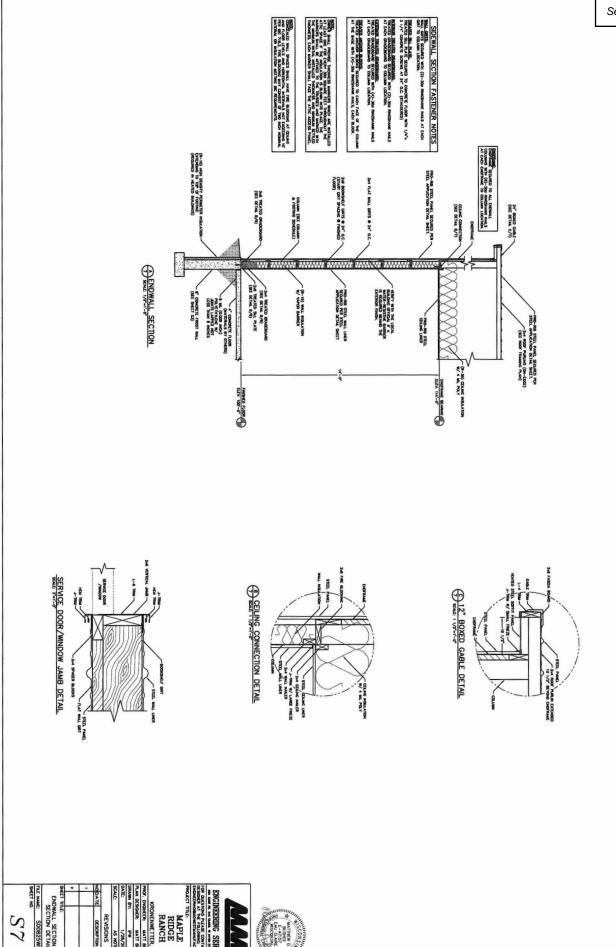


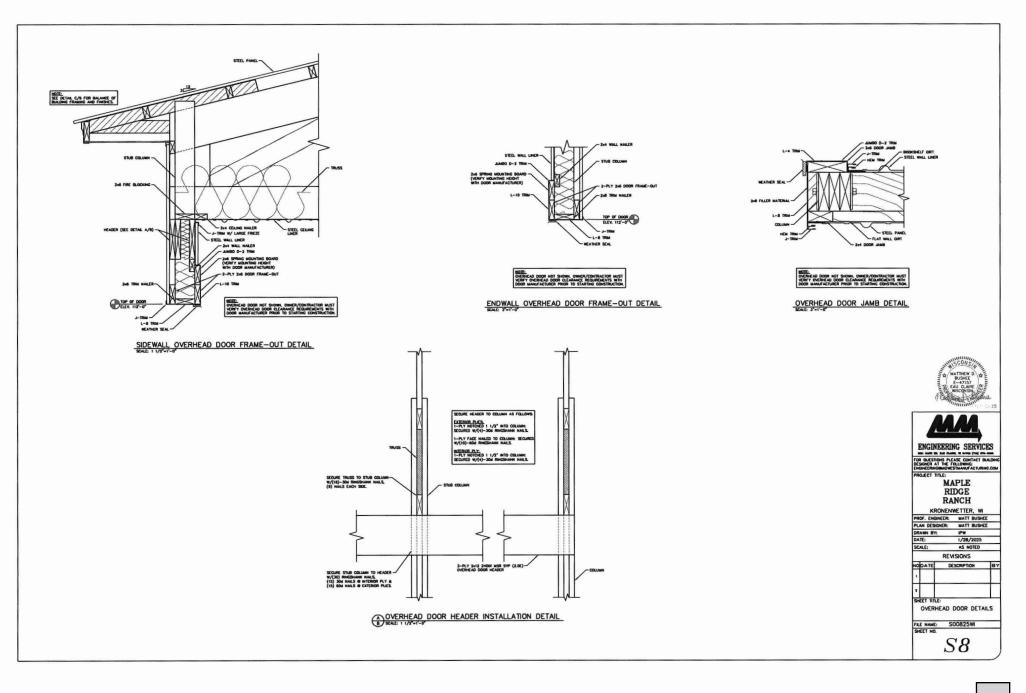


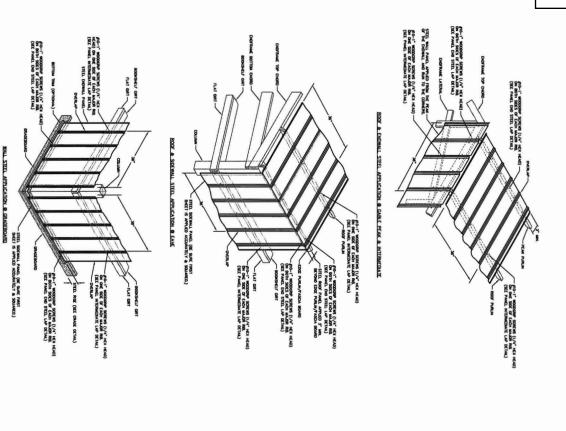


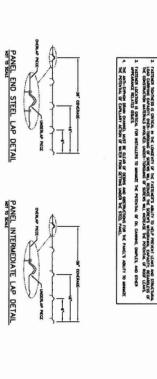


Section 2, ItemC.

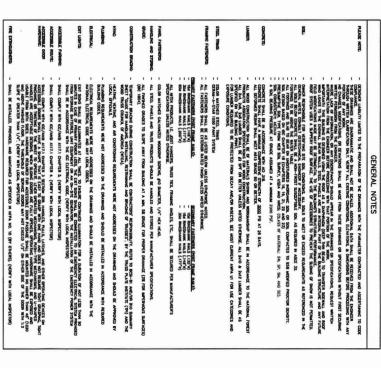








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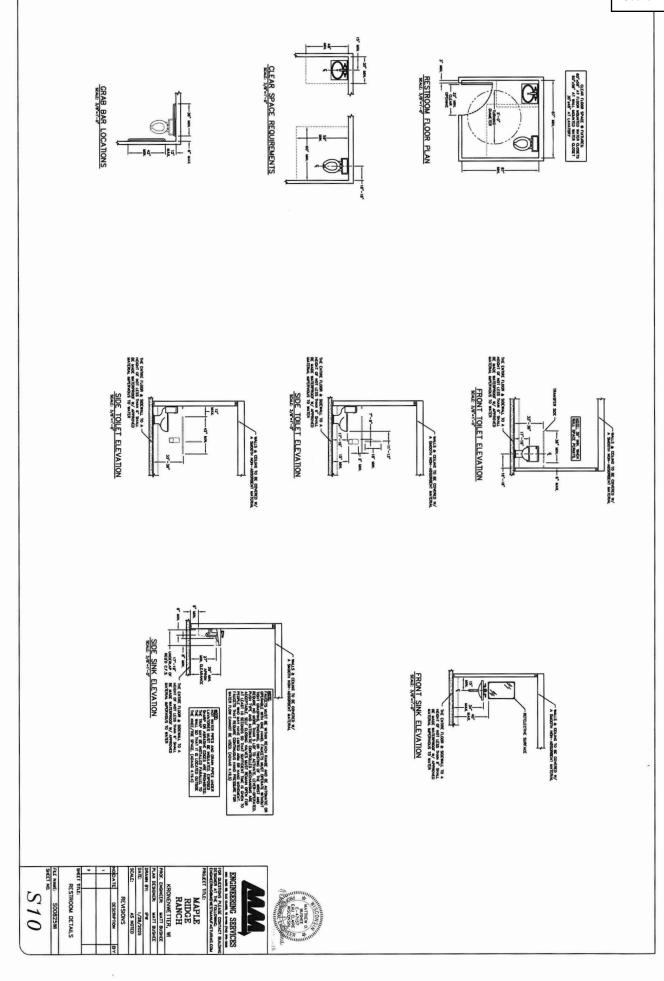
MAPLE RIDGE RANCH

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STEEL APPLICATION DETAILS AND GENERAL NOTES

KRONENWETTER, W
PROV. EMBNEER MATT BUSHEE
PLAN DESCRIER. MATT BUSHEE
DANN BY: PW
DATE: 1/28/7025
SCALE: AS NOTED

STEEL APPLICATION DETAILS





PLAN COMMISSION MEETING MINUTES

January 20, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

@6PM

- A. Pledge of Allegiance
- B. Roll Call

PRESENT

Chair Chris Voll

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Rick Grundman

Ken Charneski

2. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

Guy Fredel-trail wood ventures and 109 lot residential subdivision.

3. APPROVAL OF MINUTES

- C. 2024 10 21 Plan Commission Meeting Minutes
- D. 2024 11 18 Plan Commission Meeting Minutes

Motion made by Charneski, Seconded by Chair Voll.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

4. REPORTS AND DISCUSSIONS

E. CDPZD Report

5. OLD BUSINESS

F. Discussion and possible action: Proposed Zero-lot-line Language.

typo on: For zero lot line structures, each lot shall have a minimum lot area of 5,000 square feet per unit and must be of at least 40 feet in width within two family residential zoning districts.

Change to: For zero lot line structures, each lot shall have a minimum lot area of 10,000 square feet per unit and must be of at least 40 feet in width within two family residential zoning districts. Chart letters to be corrected.

Motion to move to Public Hearing.

Motion made by Charneski, Seconded by Lesniak.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

6. NEW BUSINESS

Section 5, ItemD.

G. Discussion and possible action: CSM Dean Prohaska, Happy Hollow Road (Vacant Land).

Motion to approved CSM.

Motion made by Sinkula, Seconded by Lesniak.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Grundman

Voting Nay: Charneski

H. Discussion and possible action: CSM Trailwood Ventures LLC, 1500 Kowalski Road.

Rick Grundman to recuse himself as he is an employee of the school.

Motion made by Lesniak, Seconded by Sinkula.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Charneski

Voting Abstaining: Grundman

I. Discussion and possible action: Denyon Homes Inc. Subdivision Concept Plan.

No Action

7. NEXT MEETING: FEBRUARY 17, 2025

8. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

Zero lot line.

9. ADJOURNMENT

@7:33PM

Motion made by Charneski, Seconded by Lesniak.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Grundman, Charneski

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 01/17/2025 Kronenwetter Municipal Center and <u>www.kronenwetter.org</u>

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee

Times, Wausau Pilot and Review, City Pages

Minutes prepared by Kim Coyle



PLAN COMMISSION MEETING MINUTES

February 17, 2025 at 6:00 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

1. CALL MEETING TO ORDER

@6PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

Chair Chris Voll

Dick Kvapil

Tony Stange

Bruce Sinkula

Dan Lesniak

Rick Grundman

ABSENT

Ken Charneski

2. ANNOUNCEMENT OF PUBLIC HEARNING - PROPOSED ZERO LOT LINE ORDINANCE LANGUAGE.

<u>Proposed Zero Lot Line Ordinance Language:</u>

The proposed ordinance language is intended to allow Zero-Lot-Line Residences. A zero-lot-line residence is a piece of residential real estate in which the structure comes up to, or very near to, the edge of the property line. Some of the advantages are they cost less than homes with larger lots. They offer greater privacy than a condo since they share less or no walls. They maximize the use of available space and reduce maintenance responsibilities. Being in close proximity or sharing a common wall with your neighbors gives a sense of community, as residents are more likely to interact and develop closer relationships. A complete copy of the proposed revisions is available for viewing at the Village of Kronenwetter Municipal Center. All persons interested are invited to attend this hearing and be heard. Samatha Miller- Denyon Homes

3. CLOSE PUBLIC HEARING

4. PUBLIC COMMENT

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

Mitch Harris- Email comment

5. APPROVAL OF MINUTES

January 8, 2025 Plan Commission Meeting Minutes
 Motion made by Sinkula, Seconded by Lesniak.
 Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Grundman

Section 5, ItemE.

6. REPORTS AND DISCUSSIONS

D. Community Development/Planning and Zoning Director Report.

7. OLD BUSINESS

- E. Discussion and possible action: § 520-121. Conditional use permits.
- F. Discussion and possible action: Denyon Homes Concept Plan (revised). Updates presented. Access added, a park and pond.

8. **NEW BUSINESS**

G. Discussion and possible action: Proposed Zero-lot-line Language.

Motion to direct staff to draft ordinance amendment for VB approval, with letter updates.

Motion made by Lesniak, Seconded by Stange.

Voting Yea: Chair Voll, Kvapil, Stange, Sinkula, Lesniak, Grundman

H. Discussion and possible action: § 520-124. - Site plan procedures.

9. **NEXT MEETING: MARCH 17, 2025**

10. CONSIDERATION OF ITEMS FOR FUTURE AGENDA

521-21 & 521-21-24 Site plans 2 CUPS

11. ADJOURNMENT

@6:56PM

NOTE: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 02/14/2025 Kronenwetter Municipal Center and <u>www.kronenwetter.org</u>

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages

Minutes Prepared by Kim Coyle

Dear Editor,

I am writing to endorse Chris Voll for Village President of the Village of Kronenwetter. I have had the pleasure of knowing Chris for a few years now, and I can confidently say that he possesses the necessary qualities and skills to continue to excel and keep the village on the right track.

I have spent time with Chris, and he makes sound decisions that have kept the village financially right, as a taxpayer my taxes have gone up very little since Chris has been the President and our roads and infrastructure has not suffered.

As a citizen of Kronenwetter, I believe that it is essential to elect leaders who are committed to improving our community, and Chris is one such leader. He has demonstrated his commitment to public service by volunteering for several causes, and I believe he will continue to work tirelessly to make our community a better place.

When Chris was first elected, he ran on that he was going save the village money in various ways, and I believe he has just done that. One example of him saving the village money, was when we had the opportunity to get the ladder truck, he worked quickly with he fire chief and was about to source that truck without have to wait over a year for them to build one.

I strongly urge you to vote for Chris Voll in the upcoming election. I am confident that he will continue to make a positive impact and work towards the betterment of our community. Please join me in supporting Chris and re-electing him as Village President for The Village of Kronenwetter WI.

Thank you for your time and consideration.

Sincerely,

Mitch Harris

Proposed Changes 11/18/2024

§ 520-121 Conditional use permits.

- A. Initiation of conditional use permit. Any person, firm, corporation, or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest that may become a freehold interest or an exclusive possessory interest, and that is specifically enforceable on the land for which a conditional use is sought, may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.
- B. Application for conditional use permit. No application for a conditional use permit shall be placed on any agenda as an item to be acted upon unless the Zoning Administrator has certified acceptance of a complete application. Prior to publication of the required notice of public hearing, the applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hardcopies in a quantity directed by the Zoning Administrator. Said complete application shall be composed of all of the following:
 - (1) A completed conditional use permit application form furnished by the Zoning Administrator.
 - (2) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.
 - (3) A site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use. If the conditional use will make use of existing site improvements only, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
 - (4) Written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth in this section.
 - (5) Any other plans and information deemed necessary by the Zoning Administrator or the Plan Commission to ensure that the intent of this chapter is fulfilled.

- (6) A fee as established by the Village Board and stated in the Village of Kronenwetter's fee schedule.
- C. Zoning Administrator review and recommendation.
 - (1) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. Only a complete application in the determination of the Zoning Administrator shall entitle a public hearing under Subsection D. The Zoning Administrator shall inform the applicant if the application is incomplete in his or her determination.
 - (2) Once the Zoning Administrator determines that the application is complete, the Zoning Administrator or designee shall authorize the public hearing and prepare a written evaluation of the application based on the criteria for evaluating conditional use permits in Subsection G below. The Zoning Administrator shall forward a copy of the evaluation to the Plan Commission.

D. Notice of public hearing.

- Legal ad (per existing ordinances). The notice of the time, date, and location of the Planning Commission public hearing shall be published by the Village at least two times in a newspaper of general circulation in the Village of Kronenwetter. Publications shall occur 14 calendar days and seven calendar days prior to the date of the Planning Commission public hearing on a conditional use permit or a zoning change request. The notice of the time, date, and location of the Planning Commission public hearing shall be published by the Village at least one time in a newspaper of general circulation in the Village of Kronenwetter 10 calendar days prior to the date of the Planning Commission public hearing on an application for variance request.

 Upon receipt of a conditional use permit application, and following publication in the Village of a class 2 notice under Wis. Stat. ch. 985, the Village shall hold a public hearing on the application.
- (2) Public notice. Notice of the Plan Commission public hearing shall be sent by regular mail to the applicant, each landowner adjoining the subject property and each landowner within 500 feet of the subject property. Notice of the Planning Commission public hearing shall be sent at least 10 calendar days prior to the Planning Commission public hearing. The notice shall be prepared and mailed by the Village. The failure of any person required by this section to receive the notice shall

- not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.
- (3) Local government notice. The Village shall send one copy of the application at least 10 calendar days prior to the Plan Commission public hearing to the adjoining local government for review and comment when the project affects another municipality, or the primary access to the affected property is through an adjoining municipality. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.
- (4) Village website. Notice of the Plan Commission public hearing shall be posted on the Village webpage. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.
- E. Review and action by Plan Commission. Within 60 days after the public hearing, or an extension of said period requested in writing or electronic format by the applicant and granted by the Commission, the Plan Commission shall take final action on the conditional use permit request. The Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission members in attendance.
- F. Appeal to Village Board the Zoning Board of Appeals. An appeal of a decision under Subsection E may be taken to the Village Board Zoning Board of Appeals by any person, firm or corporation or any officer, department, board, commission or agency of the Village who is aggrieved by the decision. Such appeal shall be made in writing to the Zoning Administrator within 10 30 days after the date of the Plan Commission's written decision. In the case of an appeal:
 - (1) The Zoning Administrator and Building Inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the conditional use permit and shall issue a stop-work order for any such activities already commenced.
 - (2) The Zoning Administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for Village Board consideration by the Zoning Board of Appeals.

- (3) The Village Board Zoning Board of Appeals shall, by resolution, make a final decision to grant, with or without conditions, or to deny each application for a conditional use permit after receiving the Plan Commission's record and reviewing the Commission's findings and making its own findings as to whether or not the proposed use will satisfy the standards for approval set forth in Subsection G and shall have all of the powers of the Plan Commission under this section. The Village Board's Zoning Board of Appeals' determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.
- G. Review criteria for conditional use permit. Each requested conditional use permit shall meet the following criteria (achieve "yes" answers) to be approved:

(1) In this paragraph:

- (a) "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by the Village, but does not include a variance.
- (b) "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
- <u>(2)</u>
- (a) If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the Village ordinance(s) or those imposed by the Village Plan Commission, the Village shall grant the conditional use permit.

 Any condition imposed must be related to the purpose of the ordinance(s) and be based on substantial evidence.
- (b) The requirements and conditions described under subd. (2)(a) must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The Village's decision to approve or deny the permit must be supported by substantial evidence.

- (3)(4) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the Village may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance(s) or by the Village Plan Commission.
- (4)(5) If the Village denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in Wis. Stat. § 62.23(7)(e)10. a., or if the decision is on an application for an approval, as defined in Wis. Stat. § 781.10(1)(a), under the procedures described in Wis. Stat. § 62.23(7)(e)10. b.
- (1) Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- (5)(2) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in an substantial or unducunduly adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future. be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?
- (6)(3) Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- (7)(4) Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
- Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?
- H. Issuance and recording of permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant

a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant.

- I. Effect of denial. No conditional use permit application that has been denied shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.
- J. Termination of approved conditional use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this chapter. Any conditional use found not to be in compliance with the terms of this chapter or the approved conditional use permit shall be considered in violation of this chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.
- K. Time limits on development of conditional use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this section, "operational" shall be defined as occupancy of the conditional use.
- L. Renewals. The permit holder may submit an application for renewal along with the appropriate fee for renewal prior to the expiration of the time limit on the permit, if any. No conditional use permit renewal shall be required to go through a new public hearing.
- M. Discontinuance of approved conditional use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated and receive no treatment as a legal prior nonconforming use. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.
- N. Change of ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this chapter or by a specific

condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission, shall be considered a violation of this chapter and shall be grounds for revocation of said conditional use permit.

O. Uses now regulated as conditional uses that were legal land uses (permitted by right or as conditional uses) prior to effective date of this chapter section. A use now regulated as a conditional use that was a legal land use — either permitted by right or as a conditional use — prior to the effective date of this chapter section shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this section.

Report to Planning Commission

Agenda Item: Discussion and possible action related to § 520-121 - Conditional use permits.

Meeting Date: March 17, 2025 Referring Body: Plan Commission Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Discussion and possible action related to § 520-121 - Conditional use permits.

OBJECTIVE(S): Review and discuss draft language and to continue CUP Renewal discussion.

HISTORY/BACKGROUND: On 10/21/2024 the Plan Commission discussed various aspects of § 520-121 - Conditional use permits. Staff provided background information regarding the Conditional Use Process, Review Criteria, Conditions of Approval, 2017 ACT 67, Renewals, Transfers and Appeals and Possible Changes to Existing Language. Staff was given direction and asked to place this item on the 11/18/2024 PC Meeting Agenda.

On 11/18/2024, the Plan Commission reviewed draft language and discussed the issue of renewals. Staff was directed to research further.

On 2/17/2025, the Plan Commission reviewed and discussed draft language and options related to renewal and revocation of Conditional Use Permits. Staff was directed to bring back revised language for the next Planning Commission Meeting.

RECOMMENDED ACTION: Review updated information and direct staff to make changes as needed.

ATTACHMENTS: Proposed Changes from 2/17/2025 Planning Commission Meeting.

Proposed Changes 3/17/2024

§ 520-121 Conditional use permits.

- A. Initiation of conditional use permit. Any person, firm, corporation, or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest that may become a freehold interest or an exclusive possessory interest, and that is specifically enforceable on the land for which a conditional use is sought, may file an application to use such land for one or more of the conditional uses in the zoning district in which such land is located.
- B. Application for conditional use permit. No application for a conditional use permit shall be placed on any agenda as an item to be acted upon unless the Zoning Administrator has certified acceptance of a complete application. Prior to publication of the required notice of public hearing, the applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hardcopies in a quantity directed by the Zoning Administrator. Said complete application shall be composed of all of the following:
 - (1) A completed conditional use permit application form furnished by the Zoning Administrator.
 - (2) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.
 - (3) A site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use. If the conditional use will make use of existing site improvements only, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
 - (4) Written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth in this section.
 - (5) Any other plans and information deemed necessary by the Zoning Administrator or the Plan Commission to ensure that the intent of this chapter is fulfilled.

- (6) A fee as established by the Village Board and stated in the Village of Kronenwetter's fee schedule.
- C. Zoning Administrator review and recommendation.
 - (1) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this chapter. Only a complete application in the determination of the Zoning Administrator shall entitle a public hearing under Subsection D. The Zoning Administrator shall inform the applicant if the application is incomplete in his or her determination.
 - (2) Once the Zoning Administrator determines that the application is complete, the Zoning Administrator or designee shall authorize the public hearing and prepare a written evaluation of the application based on the criteria for evaluating conditional use permits in Subsection G below. The Zoning Administrator shall forward a copy of the evaluation to the Plan Commission.
- D. Notice of public hearing.
 - Upon receipt of a conditional use permit application, and following publication in the Village of a class 2 notice under Wis. Stat. ch. 985, the Village shall hold a public hearing on the application.
 - (2) Public notice. Notice of the Plan Commission public hearing shall be sent by regular mail to the applicant, each landowner adjoining the subject property and each landowner within 500 feet of the subject property. Notice of the Planning Commission public hearing shall be sent at least 10 calendar days prior to the Planning Commission public hearing. The notice shall be prepared and mailed by the Village. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.
 - (3) Local government notice. The Village shall send one copy of the application at least 10 calendar days prior to the Plan Commission public hearing to the adjoining local government for review and comment when the project affects another municipality, or the primary access to the affected property is through an adjoining municipality. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.

- (4) Village website. Notice of the Plan Commission public hearing shall be posted on the Village webpage. The failure of any person required by this section to receive the notice shall not invalidate or otherwise have any effect upon a public meeting or public hearing or action taken on the application.
- E. Review and action by Plan Commission. Within 60 days after the public hearing, or an extension of said period requested in writing or electronic format by the applicant and granted by the Commission, the Plan Commission shall take final action on the conditional use permit request. The Commission may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission members in attendance.
- F. Appeal to the Board of Appeals. An appeal of a decision under Subsection E may be taken to the Board of Appeals by any person, firm or corporation or any officer, department, board, commission or agency of the Village who is aggrieved by the decision. Such appeal shall be made in writing to the Zoning Administrator within 30 days after the date of the Plan Commission's written decision. In the case of an appeal:
 - (1) The Zoning Administrator and Building Inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the conditional use permit and shall issue a stop-work order for any such activities already commenced.
 - (2) The Zoning Administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for consideration by the Board of Appeals.
 - (3) The Board of Appeals shall, by resolution, make a final decision to grant, with or without conditions, or to deny each application for a conditional use permit after receiving the Plan Commission's record and reviewing the Commission's findings and making its own findings as to whether or not the proposed use will satisfy the standards for approval set forth in Subsection G and shall have all of the powers of the Plan Commission under this section. The Board of Appeals' determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.
- G. Review criteria for conditional use permit.

(1) In this paragraph:

- (a) "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by the Village, but does not include a variance.
- (b) "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
- (c) If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the Village ordinance(s) or those imposed by the Village Plan Commission, the Village shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance(s) and be based on substantial evidence.
- (d) The requirements and conditions described under subd. (2)(a) must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The Village's decision to approve or deny the permit must be supported by substantial evidence.
- (e) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the Village may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance(s) or by the Village Plan Commission.
- (f) If the Village denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in Wis. Stat. § 62.23(7)(e)10. a., or if the decision is on an application for an approval, as defined in Wis. Stat. § 781.10(1)(a), under the procedures described in Wis. Stat. § 62.23(7)(e)10. b.

- (2) (1) Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- (3) (2) The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in an unduly adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.
- (4) (3) Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- (5) (4) Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
- H. Issuance and recording of permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant.
- I. Effect of denial. No conditional use permit application that has been denied shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.
- J. Termination of approved conditional use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this chapter. Any conditional use found not to be in compliance with the terms of this chapter or the approved conditional use permit shall be considered in violation of this chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined within 520-121 K. for original granting of a conditional use permit.

- Revocation of Permits. The Planning Commission shall retain continuing jurisdiction over all activities authorized by the permit to assure compliance with this ordinance, other ordinances, and the permit terms. Such authority shall be in addition to the enforcement authority of the Zoning Administrator. Upon notice to the Planning Commission of an alleged violation of any permit, in its sole discretion, the Planning Commission may hold a public hearing to consider amending, suspending, or revoking the permit. Notice of the hearing and alleged violation shall be served upon the property owner and permit holder either in person or via certified mail to the address provided on the permit application form or otherwise provided to the Department prior to conducting the public hearing. The notice shall contain the date, time, and place of the hearing, a description of the property, a description of the activity authorized by the permit, and a statement of the alleged violation(s). Notice shall also be published as a class 2 notice. Any person may appear at such hearing and testify in person or be represented by an agent or attorney. The Planning Commission, at its sole discretion, may hold additional public hearings. If the Planning Commission finds after the hearing that the permit holder is not in compliance with the terms of the permit, it may amend, suspend, or revoke the permit. The decision of the Committee shall be furnished to the permit holder in writing, stating the reasons therefore.
- LK. Time limits on development of conditional use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this section, "operational" shall be defined as occupancy of the conditional use.
- M L. Renewals. The permit holder may submit an application for renewal along with the appropriate fee for renewal prior to the expiration of the time limit on the permit, if any. No conditional use permit renewal shall be required to go through a new public hearing.
- N M. Discontinuance of approved conditional use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated and receive no treatment as a legal prior nonconforming use. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.
- ON. Change of ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall

run with the land, except as otherwise limited by this chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission, shall be considered a violation of this chapter and shall be grounds for revocation of said conditional use permit.

P O. Uses now regulated as conditional uses that were legal land uses (permitted by right or as conditional uses) prior to effective date of this section. A use now regulated as a conditional use that was a legal land use — either permitted by right or as a conditional use — prior to the effective date of this section shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this section.

Report to Planning Commission

Agenda Item: Discussion and possible action related to § 520-124. - Site plan procedures.

Meeting Date: March 17, 2025 Referring Body: Plan Commission Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Discussion and possible action related to § 520-124. - Site plan procedures.

OBJECTIVE(S): Review and discuss draft language to address consistency with

HISTORY/BACKGROUND: The Plan Commission has been reviewing proposed changes to § 520-121 - Conditional use permits. Specific changes in 520-121 related to the Appeal Process are also found in 520-124 Site Plan Procedures. For consistency, staff recommends the Planning Commission consider similar proposed changes to 520-124. On February 17, 2025 the Planning Commission reviewed and discussed proposed language. Staff was directed to review and possibly considered changes to 520-124 I. Action by Village Board.

RECOMMENDED ACTION: Review proposed language and direct staff to make changes as needed.

ATTACHMENTS: Proposed Changes to § 520-124. - Site plan procedures.

Draft Proposed Changes 3/17/2025

§ 520-124. - Site plan procedures.

Sections A. – G. unchanged

H. Action by plan commission; appeal procedure. Except as provided in subsection I, the plan commission shall, within 45 days of a complete submittal, approve the site plan as presented, approve the site plan with conditions, or reject the site plan, indicating reasons for rejection, unless this time frame is extended by written agreement of the applicant. Such deadline may be extended by written or electronic agreement from the applicant. The zoning administrator shall notify the applicant of such action in writing on a form designed for that purpose. Within 20 30 days of such action, the applicant may appeal in writing all or part of the plan commission's decision to the village board Board of Appeals. During the appeal process, the zoning administrator and building inspector are authorized to hold the issuance of permits to enable commencement or continuation of building and other activities authorized by the zoning administrator's decision, and to issue a stop-work order for any such activities already commenced. The village board Board of Appeals may affirm, modify, or reverse the plan commission's decision. The plan commission shall inform the village board of all site plans submitted, reviewed, approved, and rejected under this subsection H during each meeting.

I. Action by village board.

- (1) The plan commission shall not determine a site plan application, but shall forward the complete site plan application or components thereof, all associated materials, and a report and recommendation to the village board in all cases where at least one of the following conditions is present:
 - (a) The applicant has indicated on the application form a desire for village board action instead of plan commission action.
 - (b) The application is filed concurrently with a rezoning application for the same site.
 - (a) (c) The site plan is for a large retail and commercial service development as described in section 520-77.
 - (b) (d) The site plan proposes public improvements other than driveway connections to public streets and sanitary sewer or water lateral connections to existing public mains, or in the opinion of the commission requires such improvements.
 - (e) A written agreement between the village and applicant requires village board approval of the site plan.

- (2) In the above instances, the village board shall, between ten and 60 days of submittal of plan commission referral, approve the site plan as presented, approve the site plan with conditions, or reject the site plan, including reasons for rejection, unless this time frame is extended by written or electronic agreement of the applicant. The zoning administrator shall notify the applicant of such action in writing on a form designed for this purpose.
- J. Appeal to village board the Board of Appeals. An appeal of a decision under subsection H may be taken to the village board Board of Appeals by any person, firm or corporation or any officer, department, board, commission or agency of the village who is aggrieved by the decision. Such appeal shall be made in writing to the zoning administrator within ten 30 days after the date of the commission's decision. In the case of an appeal:
 - (1) The zoning administrator and building inspector shall issue no permits to enable commencement or continuation of building and other activities authorized by the site plan, and shall issue a stop-work order for any such activities already commenced.
 - (2) The zoning administrator shall immediately notify the applicant and property owner of the appeal in writing and shall schedule the appeal for consideration village board by the Board of Appeals.
 - (3) The village board Board of Appeals shall, by resolution, make a final decision to grant, with or without conditions, or to deny each application for site plan approval after receiving and reviewing the commission's findings and making its own findings as to whether or not the proposed use will satisfy the standards for approval set forth in subsection G, and shall have all of the powers of the Plan eCommission under this section. The village board's Board of Appeals' determination shall be final and subject to appeal to the circuit court under any procedure authorized by statute.

Report to Planning Commission

Agenda Item: Certified Survey Map: Trailwood Ventures LLC, 1500 Kowalski Road,

Kronenwetter, WI 54455. PARCEL # 145-2707-161-0978.

Meeting **Date:** March 17, 2025 **Referring Body:** Plan Commission **Committee Contact:** Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Certified Survey Map: Trailwood Ventures LLC, 1500 Kowalski Road,

Kronenwetter, WI 54455.

OBJECTIVE(S): To review and approve the proposed Certified Survey Map.

HISTORY/BACKGROUND: Trailwood Ventures LLC, 1500 Kowalski Road, Kronenwetter, WI 54455, requests a two lot CSM. The existing parcel is 170.7 acres. They propose to create two lots: Lot 1 (149.661 acres), Lot 2 (36.455 acres) and Lot 2 (21.113 acres). The proposed lots meet the minimum area (40,000 sf), minimum lot width (80ft) and minimum frontage (40ft) requirements of (BP) Business Park Zoning.

RECOMMENDED ACTION: To approve the CSM as proposed.

ATTACHMENTS: CSM Application and Staff Report.

PARCEL # 145-2707-024-0988 (TRAILWOOD VENTURES LLC) **CSM REQUEST**

STAFF REPORT FOR PLANNING COMMISSION

PUBLIC HEARINGS/

MEETINGS: Plan Commission Meeting: 6:00 p.m. March 13, 2025

APPLICANT: REI Engineering Inc.

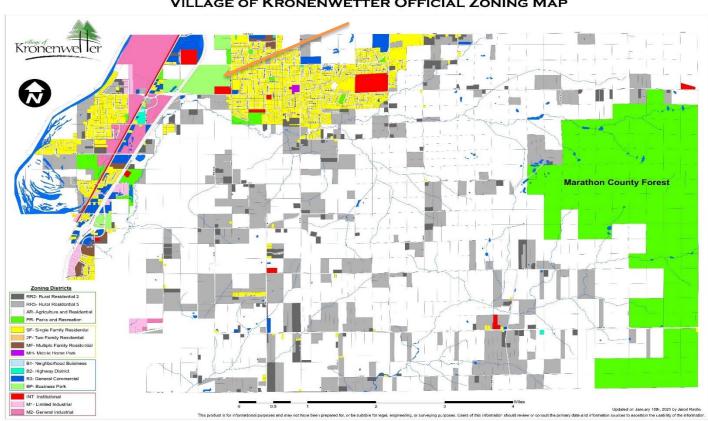
4080 N. 20th Avenue Wausau, WI 54401

OWNER: Trailwood Ventures LLC

> P.O. Box 1685 Wausau, WI 54402

LOCATION OF REQUEST: 1500 Kowalski Road, Kronenwetter, WI 54455 (See Map1)

VILLAGE OF KRONENWETTER OFFICIAL ZONING MAP



Map 1: Location Map (Source Data: Marathon Co. GIS



2020 AERIAL PHOTO (SOURCE DATA: MARATHON CO. GIS)

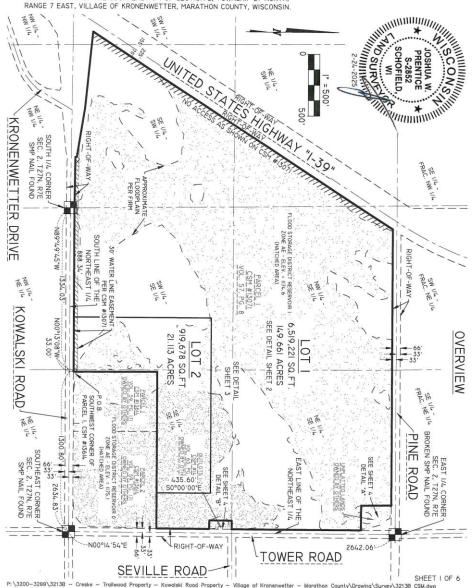


MAP NO.___

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL I OF CERTIFIED SURVEY MAP NUMBER [307], RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER [34,9]46, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; DOCATED IN THE NORTHEAST 1/4. OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4. THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4. THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4. THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.



Current Zoning: BP (Business Park)

Future Land Use Map: Industrial/Commercial

RECOMMENDED MOTION:

To approve the CSM as proposed.

Village of Kronenwetter

1582 Kronenwetter Drive Kronenwetter, WI 54455

Attn: Pete Wegner











Subject: Submission for Review and Approval – Certified Survey Map – March 17, 2025 Planning Commission meeting.

Dear Pete,

Our team represents Trailwood Ventures LLC. regarding the proposed Certified Survey Map (CSM) located in Section 2, Township 27 North, Range 7 East, in the Village of Kronenwetter. The enclosed CSM was approved at the January 20, 2025 Planning Commission meeting depicting 4 lots. Following that meeting we learned that we cannot rezone parcels to a multi-family zoning district due to TID restrictions. For that reason, we have elected to amend the CSM to depict 2 lots. One lot for sale to the Northland Lutheran High School and the second lot depicting the remnant parcel.

Consideration for the land division is focused on the following elements:

- The goal of the suggested land division is to:
 - o Sell proposed Lot 2 to the Northland Lutheran High School for expansion uses
 - o Retain the remnant for future development
- Pending the review, approval, and recording of the proposed CSM, our team will submit a
 rezone application to rezone Lot 2 to Institutional to support the efforts of the Northland High
 School facility.

The enclosed materials consist of:

- Certified Survey Map (1 11x17 & 1 8.5x14)
- Village of Kronenwetter CSM Application
- Check for \$250 payable to the Village of Kronenwetter for review fees
- Proposed Zoning Exhibit

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,

REI Engineering, Inc.

Josh Prentice, PLS

Land Survey Department Manager

cc. Cindy Creske, Trailwood Ventures, LLC, 9001 Business Hwy, 51, Rothschild, WI 54474 TJ Morice, NAI Pfefferle, 329 N. 17th Ave., Suite 303, Wausau, WI 54401

© REI Engineering Inc.

P:\3200-3299\3213B - Creske - Trailwood Property - Kowalski Road Property - Village of Kronenwetter - Marathon County\Incoming

Certifed Survey Map (CSM) Application

Application Fee: \$200 + \$25 per lot

<u>Village of Kronenwetter Ordinance Chapter §460-16</u> <u>Certified Survey Map (CSM) procedure.</u>

Plan Commission meetings are held on the 3rd Monday of each month.

Although not required, it is recommended that the applicant attend these meetings.



Applicant Information 1. Applicant	Name Trailwood Ventures LLC Phone Number		
	PO Box 1685, Wausau, WI 54402		
	creske3@gmail.com		
2. Property Title holder	Name_Trailwood Ventures LLC Phone Number		
	PO Box 1685, Wausau, WI 54402		
	creske3@gmail.com		
3. Prepared By	REI Engineering Inc.		
	Address 4080 N. 20th Avenue, Wausau, WI 54401		
	Phone Number 715-675-9784 prentice@reiengineering.com		
Property Information 4. Property Address 1500 Kowalski Road, Kronenwetter, WI 54455			
5. Section UZ Town	ship 27 Range 07 6. Parcel Identification # (PIN) 14527070240988		
	ship 27 Range 07 6. Parcel Identification # (PIN) 14527070240988 tach an additional sheet if necessary) Parcel 1 Certified Survey Map #13071, Volume 57 - Page 8		
7. Legal Description (at 8. Parcel Acreage	ship 27 Range 07 6. Parcel Identification # (PIN) 14527070240988 tach an additional sheet if necessary) Parcel 1 Certified Survey Map #13071, Volume 57 - Page 8		
7. Legal Description (at 8. Parcel Acreage 17 10. Will the CSM applic Yes, Lot 2 INT	Ship 27 Range 07 6. Parcel Identification # (PIN) 14527070240988 tach an additional sheet if necessary) Parcel 1 Certified Survey Map #13071, Volume 57 - Page 8 0.7 9. Zoning District BP - Business Park		
7. Legal Description (at 8. Parcel Acreage 17 10. Will the CSM applic Yes, Lot 2 INT The zoning change	Ship 27 Range 07 6. Parcel Identification # (PIN) 14527070240988 tach an additional sheet if necessary) Parcel 1 Certified Survey Map #13071, Volume 57 - Page 8 0.7 9. Zoning District BP - Business Park ation be accompanied by a zoning change request? (if yes, what district)		

Required Attachments

- 1. Narrative describing the CSM with respect to the following matters:
 - a. Existing use of property within the general area of the property in question.
 - b. Citation of any existing legal rights-of-way or easements affecting the property.
 - c. Existing covenants on the property.
 - d. How the applicant proposes to meet the parkland dedication requirement
 - e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.
- 2. The CSM shall be on 11" x 17" drawings

Requirements: <u>Village of Kronenwetter, WI Review and Approval Procedures (ecode360.com)</u> and <u>Wisconsin</u> <u>Legislature</u>: 236.34

- a. General. The preliminary CSM shall be based upon a survey completed by a registered land surveyor. The final preliminary CSM shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
 - (1) Proposed title of the CSM
 - (2) Date, scale and North arrow.
 - (3) Location of the proposed CSM by government lot, quarter section, township, range and county.
 - (4) Small drawing showing the location of the land to be divided.
 - (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
 - (6) Entire area contiguous to the proposed CSM owned or controlled by the subdivider shall be included on the preliminary CSM even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
- b. Preliminary CSM technical information. All preliminary CSM shall show the following:
 - (1) Exterior boundaries of the proposed lots, including the exact length and bearings, referenced to an established public land survey monument and the total acreage encompassed.
 - (2) Locations of all existing property boundary lines, drives, structures, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being divided or immediately adjacent thereto.
 - (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the CSM or immediately adjacent thereto.
 - (4) Location and names of any adjacent lots, parks and cemeteries and owners of record of abutting unplatted lands.
 - (5) Existing and proposed zoning on and adjacent to the proposed lots.
 - (6) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the lots.
 - (7) Floodplain and shoreland boundaries and the contour line lying a vertical distance of two feet above the elevation of the one-hundred-year recurrence interval flood or, where such data is not available, two feet above the elevation of the maximum flood of record within the exterior boundaries of the CSM.
 - (8) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
 - (9) Approximate dimensions of all lots. The area in square feet of each lot shall be provided.

Section 8, Iteml.

- (10) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
- (11) Approximate radii of all curves.
- (12) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed division in relation to access.
- (13) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the preliminary CSM, it shall have the authority to request in writing such information from the subdivider.
- c. Additional information. The Plan Commission or Village Board may require a proposed CSM layout of all or part of the contiguously owned land even though division is not planned at the time.

Refer to Chapter 460-16 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on required improvements and design standards.

I hereby certify and say that all the above statements and all accompanying statements and drawings are correct and true based on information and belief.

Laura Strek	Laura Etrek	2/25/25
(Printed Name of Applicant)	(Signature of Applicant)	(Date)



CIVII. & ENVIRONMENTAL ENGINEERING, SURVEYING 4080 N. 20TH AVENUE, WAUSAU, WI 54401 (715) 675-9784

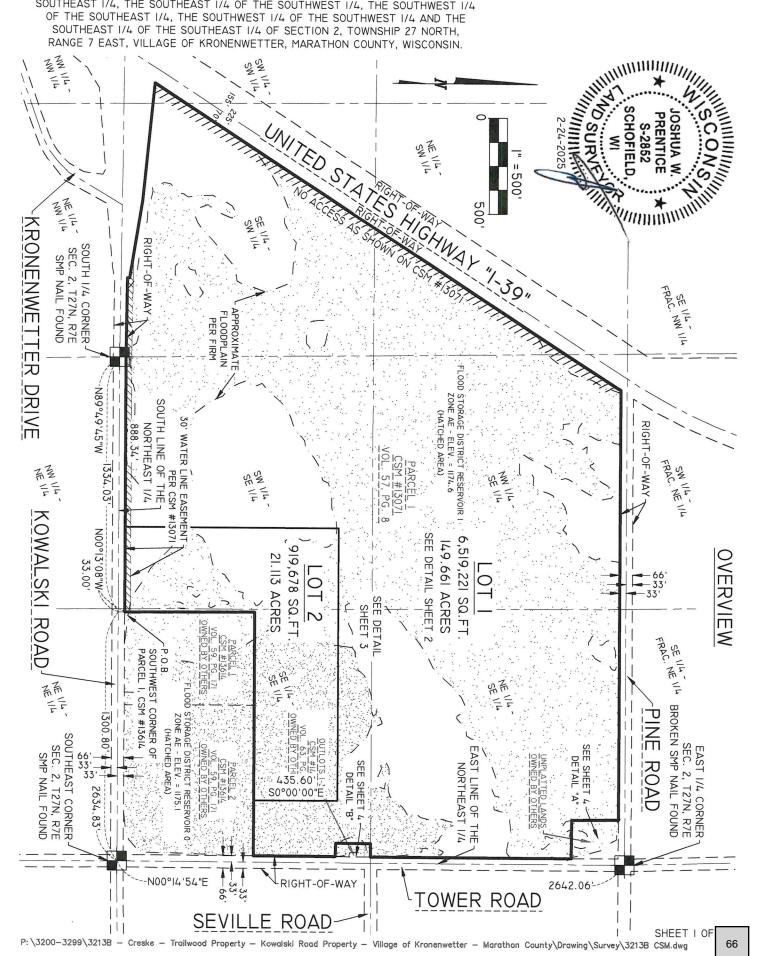
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO.

PREPARED FOR: _____TRAILWOOD VENTURES LLC.

LANDOWNER: _____TRAILWOOD VENTURES LLC.

PART OF PARCEL I OF CERTIFIED SURVEY MAP NUMBER 1307I, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349I46, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.





CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING 4080 N. 20TH AVENUE, WAUSAU, WI 54401 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO.

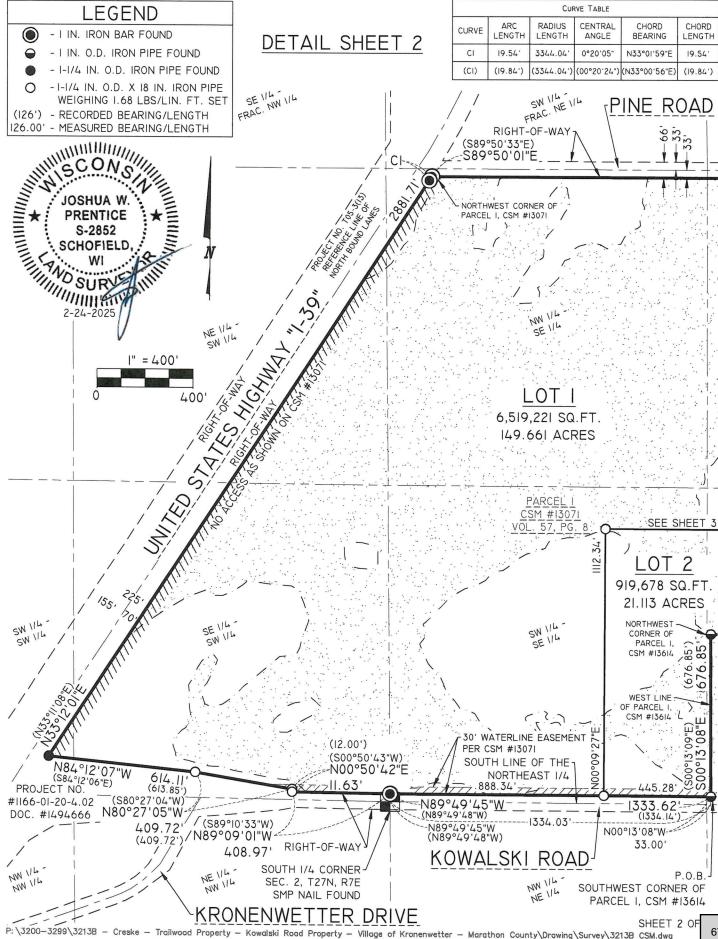
PREPARED FOR:

TRAILWOOD VENTURES LLC

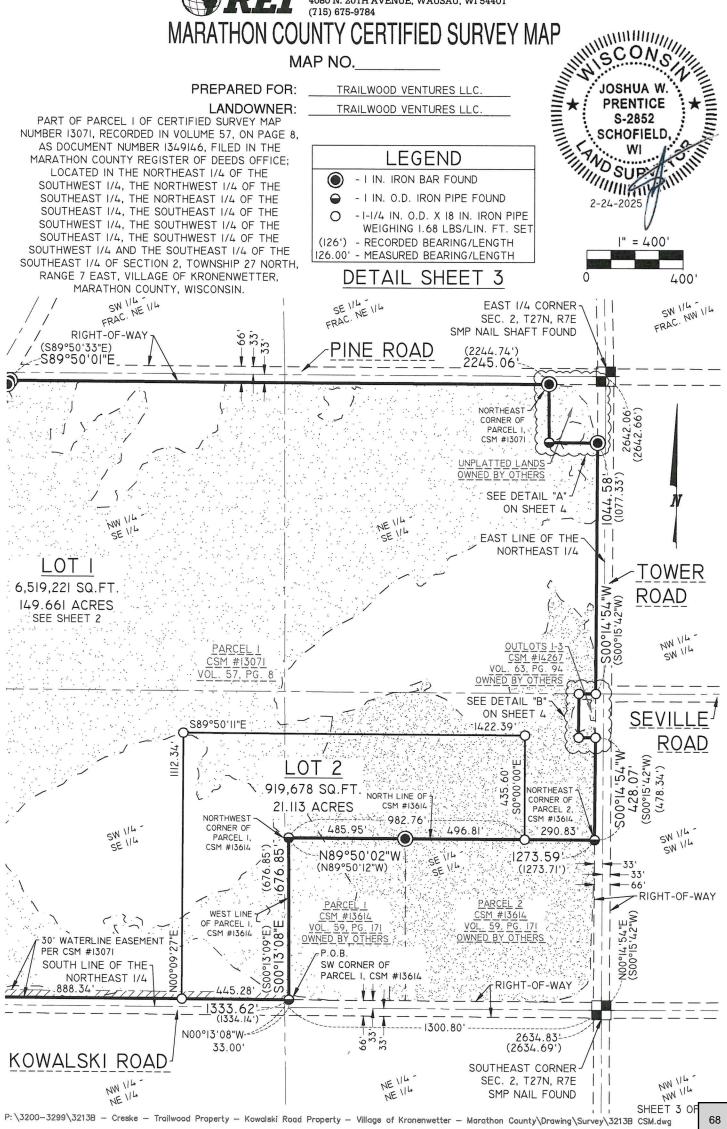
LANDOWNER:

TRAILWOOD VENTURES LLC

PART OF PARCEL I OF CERTIFIED SURVEY MAP NUMBER I307I, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER I349I46, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST I/4 OF THE SOUTHWEST I/4, THE NORTHWEST I/4, THE SOUTHEAST I/4, THE SOUTHEAST I/4, THE SOUTHEAST I/4, THE SOUTHWEST I/4, THE SOUTHEAST I/4 OF THE SOUTHEAST I/4 OF THE SOUTHEAST I/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN









CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING 4080 N. 20TH AVENUE, WAUSAU, WI 54401 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO.

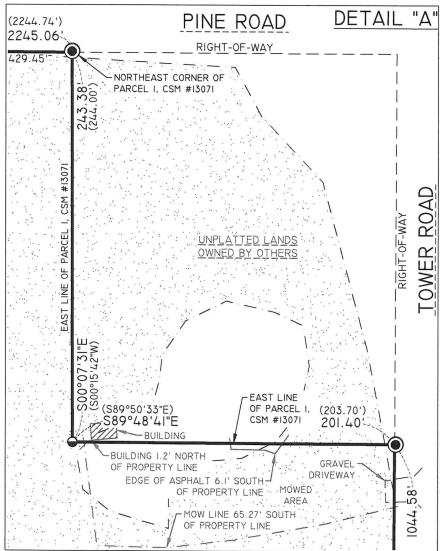
PREPARED FOR:

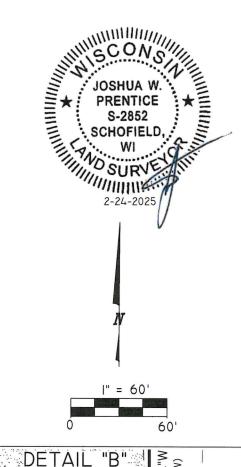
TRAILWOOD VENTURES LLC

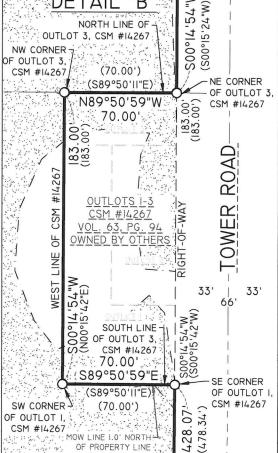
LANDOWNER:

TRAILWOOD VENTURES LLC.

PART OF PARCEL I OF CERTIFIED SURVEY MAP NUMBER 13071, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER 1349146. FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.







LEGEND

- \odot
- I IN. IRON BAR FOUND
- I IN. O.D. IRON PIPE FOUND
- I-I/4 IN. O.D. X I8 IN. IRON PIPE 0 WEIGHING 1.68 LBS/LIN. FT. SET
- (126')- RECORDED BEARING/LENGTH

126.00' - MEASURED BEARING/LENGTH

NOTES:

- I. FIELD SURVEY WAS COMPLETED ON 8-30-2024.
- 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 89°49'45" WEST.
- 3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
- THE SUBJECT PROPERTY IS IN ZONE "AE" AND DOES LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "VILLAGE OF KRONENWETTER, MARATHON COUNTY" COMMUNITY NUMBER 5501930632F AND MAP NUMBER 55073C0632F, EFFECTIVE DATE JANUARY 13, 2023. RIGHT-OF-WAY OF ROAD ARE BASED ON SURVEYS OF RECORD.
- 6. PARCEL I OF CERTIFIED SURVEY MAP #1307I WAS VACANT AT THE TIME OF



MAP NO.____

PREPARED FOR:	TRAILWOOD VENTURES LLC.
LANDOWNER:	TRAILWOOD VENTURES LLC.

PART OF PARCEL I OF CERTIFIED SURVEY MAP NUMBER I307I, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER I349I46, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST I/4 OF THE SOUTHWEST I/4, THE NORTHWEST I/4 OF THE SOUTHEAST I/4, THE SOUTHEAST I/4 OF THE SOUTHEAST I/4, THE SOUTHEAST I/4, THE SOUTHEAST I/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF PARCEL I OF CERTIFIED SURVEY MAP NUMBER I307I, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER I349146, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST I/4 OF THE SOUTHWEST I/4, THE NORTHEAST I/4 OF THE SOUTHEAST I/4, THE NORTHEAST I/4 OF THE SOUTHEAST I/4, THE SOUTHWEST I/4, THE SOUTHWEST I/4, THE SOUTHWEST I/4, THE SOUTHWEST I/4 OF THE SOUTHWEST I/4 OF THE SOUTHWEST I/4 OF THE SOUTHWEST I/4 OF THE SOUTHEAST I/4 OF THE SOUTHWEST I/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 89°49'45' WEST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1300.80 FEET; THENCE NORTH 00°13'08' WEST, 33.00 FEET TO SAID SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13614, RECORDED IN VOLUME 59, ON PAGE 171, AS DOCUMENT NUMBER 1390640, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°49'45' WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 133.62 FEET; THENCE NORTH 89°49'45' WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 133.62 FEET; THENCE NORTH 89°09'01' WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 61.89 FFET; THENCE NORTH 89°09'01' WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 61.80 FFET; THENCE NORTH 80°27'05' WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 61.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF KOWALSKI ROAD, 61.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "1-39"; THENCE NORTH 33°12'01' EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "1-39"; THENCE NORTH 33°12'01' EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY "1-39" AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 3344.04 FEET, A CENTRAL ANGLE OF 0°20'05', A CHORD THAT BEARS NORTH 33°01'59' EAST, FOR A DISTANCE OF 19.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE SOUTH 89°00'73' EAST, FOR A DISTANCE OF 19.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE SOUTH 89°00'73' EAST, FOR A DISTANCE OF 19.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE SOUTH 89°00'73' EAST, COINCIDENT WITH EAST LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 201.40 FEET TO THE ROAD, 124.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 13071, 201.40 FEET TO THE NORTHEAST CONNER OF SAID PARCEL 1 OF CERTIFIED S

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,438,899 SQUARE FEET, 170.774 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF TRAILWOOD ADVENTURES LLC., AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF KRONENWETTER.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 24TH DAY OF FEBRUARY, 2025

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



HEET 5 OF



MAP NO.

PREPARED FOR: TRAILWOOD VENTURES LLC.

LANDOWNER: TRAILWOOD VENTURES LLC.

PART OF PARCEL I OF CERTIFIED SURVEY MAP NUMBER I307I, RECORDED IN VOLUME 57, ON PAGE 8, AS DOCUMENT NUMBER I349I46, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST I/4 OF THE SOUTHWEST I/4, THE NORTHWEST I/4 OF THE SOUTHEAST I/4 OF THE SOUTHWEST I/4, THE SOUTHWEST I/4, THE SOUTHWEST I/4 OF THE SOUTHEAST I/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 7 EAST, VILLAGE OF KRONENWETTER, MARATHON COUNTY, WISCONSIN.

VILLAGE OF KRONENWETTER

APPROVED FOR RECORDING UNDER THE
TERMS OF THE VILLAGE OF KRONENWETTER
LAND DIVISION ORDINANCE.

By:

Date: _______



Report to Planning Commission

Agenda Item: AMERICAN ASPHALT OF WI, 1116 HAPPY HOLLOW, CONDITIONAL USE

PERMIT RENEWAL

Meeting Date: March 17, 2024 Referring Body: Plan Commission Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: AMERICAN ASPHALT OF WI, 1116 HAPPY HOLLOW, CONDITIONAL

USE PERMIT RENEWAL

OBJECTIVE(S): American Asphalt submitted a Conditional Use Permit Renewal Application for Non-Metallic Mining at Plant 22 Sand Pit Site (1116 Happy Hollow Road). No complaints have been filed with the Village. Staff recommends the Committee approve he Conditional Use Permit Renewal Application.

HISTORY/BACKGROUND: The Village typically renews Non-Metallic Mining Conditional Use Permits for 1 year. Their current permit expires on June 30, 2025. American Asphalt requests the Planning Commission to consider extending the renewal period to every 3-5 years for this particular site.

RECOMMENDED ACTION: To consider approving a 3-5-year renewal instead of the current one-year renewal requirement for the American Asphalt Plant 22 Sand Pit Site.

ATTACHMENTS: Conditional Use Permit Renewal Application.

Section 8, ItemJ.



To whom this may concern:

The current Conditional Use Permit for the attached parcel at 1116 Happy Hollow Rd has been an annually permitted location. We would like the board to consider extending the permit to a 3-5 year timeframe on this.

Thank you

Matt Eslinger

Min Echys

Vice President

Conditional Use Permit Renewal Application

Application Fee: \$150 \$200.

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3rd Monday of each month.

Although not required, it is recommended that the applicant attend these meetings.



Applicant Information Applicant 	American Asphalt of WI Phone Number 715-693-5200		715-693-5200 Phone Number	
	PO Box 98 Mosinee, V	NI 54455		
	matt.eslinger@americanasphaltofwi.com Email			
2. Owner			608-783-6411 Phone Number	
	PO Boy 190 Opalaska	WI EAGED		
	jason.weiker@milestoner	naterials.com		
3. Prepared By	Company Name Applicant		Name	
Property Information				
4. Property Address	116 Happy Hollow Rd, Plant 22	Sand Pit		
5. Parcel Identification	# (PIN)	6. Location o	f Site (attach map)	
7. Legal Description (at	tach an additional sheet if necessary)	Sec. 10, T27N	N, R7E	
8. Current Zoning Distri	M-2 General Industrial	9. Parcel Acr	53.47 eage	
10. Original Conditiona	l Use Permit request from Section 520	121 	of the Zoning Ordinance to	
	allic mining			
	iginal Conditional Use Permit			
12. Expiration Date of C	Current Conditional Use Permit	25		
13. Number of Times Pe	Annually			

Section 8, ItemJ.

14. Describe compliance with conditions imposed by Conditional Use Permit (use additional pages if necessary) Daily hours of operation are from 6:00am - 8:00pm Monday - Saturday. Restoration per approved				
reclamation plan. Site is screened with				
15. Describe any changes in circumstance (own original permit None	ership, buildings, lot size) that have taken place since the issuance of the			
Applicant Acknowledgement To the best of my knowledge, I certify that the interpretation are true and accurate. I also understand that sudesignee to enter onto the property for the purposity f	nformation provided on this application and accompanying documents bmitting this application authorizes the Zoning Administrator or his/her posed outlined operation. 2-28-25			
Applicant	Date			
Owner. Mostely	Date 2-28-25			
Prepared By	Date			
FOR OFFICE USE ONLY: Application Received	Check# 531064532			
Renewal Recommendation: 1 year Conditions (see attached)	Recommendation: Approved / Denied 2 year 3 year 4 year 5 year			

Section 8, ItemK.



REPORT TO Planning Commission

ITEM NAME: Proposed changes to 496-7 Operator and rider requirements

MEETING DATE: March 17, 2025
PRESENTING COMMITTEE: Planning Commission

COMMITTEE CONTACT: Chris Voll

STAFF CONTACT: Pete Wegner

PREPARED BY: Peter Wegner

ISSUE: At the February 3, 2025 CLIPP Meeting concerns where raised regarding the maximum ATV/UTV speed limit of 35mph. Specifically, ATV/UTV's holding up traffic on designated ATV/UTV routes with posted roadway speed limits of greater than 35mph. The maximum speed for an ATV/UTV in the Village of Kronenwetter is 30 mph. This item was discussed at the March 3, 2025 CLIPP meeting. Staff was directed to increase the speed limit to 35 mph and to forward proposed language to Planning Commission for review.

OBJECTIVES: To review and discuss changing the current ATV/UTV speed limit from 30 mph to 35mph.

RECOMMENDED ACTION: To review the proposed change and provide staff with direction.

ATTACHMENTS (describe briefly): Proposed changes to Proposed changes to 496-7 Operator and rider requirements.

Current Ordinance Language, Wis. Stats. and DOT Guidance

Draft 3/17/2025

ARTICLE II. - ATVS, UTVS AND OFF-ROAD RECREATIONAL VEHICLES^[2]

§ 496-7. - Operator and rider requirements.

Any person who operates or rides as a passenger on an ATV/UTV within the village must meet the following requirements:

E. The speed limit for ATVs/UTVs shall be established at not greater than 30-35 miles per hour or the speed limit for automobiles, whichever is lower, on all segments of village roads designated as ATV/UTV routes.